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Joseph Ballirano, Esq.



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Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4000 EXT 4068 Fax: 401-231-4181

AGENDA

August 29, 2013

Notice is hereby given that the Zoning Board of Review will hold a regularly scheduled monthly meeting at 7:00 PM at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, Rhode Island. All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4000 ext 4068. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675. The agenda for the evening will be as follows, subject to change:

- I. Roll Call**
- II. Minutes**
- III. Old Business**

A. File 2013-08

LOCATION: 1531 Hartford Avenue
OWNER: Joseph and Lucille DiCenzo
APPLICANT: JKL Learners
LOT: AP 53 — Lot 83; 7,000 sq. ft.; B-2 Zone
EXISTING USE: Three Family Dwelling
PROPOSAL: 1st floor infant / toddler preschool

Special Use Permit petitioned under Article III § 340-8 Table of Use Regulations Subsection 4.11 and Article XII § 340-75 Special Use Permit

Amendment of Approval Request

B. File 2013-19

LOCATION: Brown Avenue
OWNER/APPLICANT: John and Louise D'Amico
LOT: AP 55 — Lot 104; 44,372.50 sq. ft.; R-40 Zone
EXISTING USE: Vacant Land
PROPOSAL: Single Family with In-Law

Special Use Permit petitioned under Article XII § 340-75 Special Use Permit, Article III §340-8 Table of Use Regulations, subsection 2

IV. New Business

A. File 2013-27

LOCATION: 123 Putnam Avenue
 OWNER: Ronald Russo
 APPLICANT: Maria Lagunas
 LOT: AP 39 — Lot 13; 16,042 sq. ft.; B-2 Zone
 EXISTING USE: R&R Auto, Truck and Cycle
 PROPOSAL: Auto and truck repair

Special Use Permit petitioned under Article III § 340-8 Table of Use Regulations Subsection 9.7

B. File 2013-28

LOCATION: Arcadia Avenue
 OWNER: Franco and Lynne Petrone
 APPLICANT: Jeffrey Castle
 LOT: AP 12 — Lot 38; 4,200± sq. ft.; R-10 Zone
 EXISTING USE: Vacant
 PROPOSAL: Single Family Dwelling

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

| | DIMENSION | MINIMUM REQUIRED | PROPOSED | RELIEF REQUESTED |
|-----------|---------------------|---------------------|---------------|---------------------|
| SETBACKS: | LOT SIZE | 10,000' | 4,200' | 5,800' |
| | LOT FRONTAGE | 100' | 60' | 40' |
| | LOT WIDTH | 100' | 60' | 40' |
| | FRONT YARD | 25' | 20' | 5' |
| | REAR YARD | 40' | 18' | 22' |

C. File 2013-29

LOCATION: 8 Robert Circle
 OWNER/ APPLICANT: Gary and Nicole Hartley
 LOT: AP 27 Lot 222; 21,780 sq. ft.; R-20 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: One room addition

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

| | DIMENSION | MINIMUM REQUIRED | PROPOSED | RELIEF REQUESTED |
|-----------|-----------------------|---------------------|---------------|---------------------|
| SETBACKS: | LOT FRONTAGE | 120' | 97.4' | 22.6' |
| | REAR YARD | 50' | 17.07' | 32.93' |
| | LEFT SIDE YARD | 25' | 18.53' | 6.47' |

Prior to adjournment the board shall convene as the Board of Appeals and hear the following matter:

A. File 2013-30 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)

LOCATION: 248 Rosemont Avenue
 OWNER/ APPLICANT: Roseanne and Bartholomew Martone
 LOT: AP 16 — Lot 46; R-15 Zone
 EXISTING USE: Single Family Dwelling
 ISSUE: Appeal Notice of Violation dated June 19, 2013

V. Adjourn

*Per order of the Zoning Board of Review
 Bernard Frezza, Chairman*